

October 15th, 2021
Via Email

Neighborhood Meeting Minutes

RPZ 2021-089

Redwood Rocky River Rezoning

A scheduled, virtual neighborhood meeting was held Wednesday, September 8th, 6:30 pm – 8:30 pm via Microsoft Teams. The meeting was held to share the development plans, introduce the petitioner and answer questions from the participants. Due to the quantify of participants, a separate list of attendees has been prepared and attached (exhibit A) hereto, as required and for reference. Below is a summary of the topics discussed.

Minutes:

Summary below is in no particular order and is being recorded from notes taken during the meeting as well as from memory, post meeting.

- Petitioner shared a short presentation to introduce Redwood Apartments and share basics on their products.
- Petitioners consultant, Bohler gave a quick synopsis of the site, the various site opportunities and constraints, and what the vision for the development is intended to be.
- The Seven Oaks HOA President, Eric Thompson, III, then gave a short rebuttal to represent the HOA's main concerns with the proposed rezoning and development. Some of these concerns have been identified below:
 - Seven Oaks residents feel Yaupon Drive and Gloxinia Roads are 'private streets' and connectivity of these streets to their community is of most concern.
 - Increased traffic from the proposed development, propensity for cut thru traffic, speed and safety were all expressed as significant concerns.
 - Crime was discussed as Seven Oaks has seen an uptick in crimes over the last few years. Their HOA currently pays for third party security in the night to enhance their perceived sense of safety. Would the proposed development exacerbate their "sense-of-safety"?
 - Concerns surfaced around the type of tenants the proposed development might attract with college aged tenants of most concern.
 - Outside of the planned amenities such as the multi-use path, benches, receptacles, & bike racks, Redwood will not provide any onsite amenities such as clubhouse, pool and/or playgrounds. Seven Oaks is concerned with proposed development tenant's children ending up using Seven Oaks amenities.
 - Seven Oaks takes pride in the amenitization of their onsite stormwater pond and they do not want new tenants feeling entitled to using "their" areas.

- In conclusion, Eric Thompson, III, summarized the collective concerns of the HOA.

Many other attendees patiently waited their turn to voice their concerns which have been summarized below.

- Increasing traffic around the existing neighborhoods and added traffic from any proposed development was of concern. Traffic is already bad on Rocky River and John Russell.
- Internal traffic circulation and increased speeds, decreased safety was a major and recurring concern.
- Several participants voiced their opposition for any multi-family or other housing alternative to single family. Expressed disgust that the petitioner would even consider multi-family when single family should be the only consideration for the site.
- Connectivity to Gloxinia and Yaupon continued to be reiterated as there was an overwhelming sense their street network was private, not public.
- Several participants voiced concerns to the existing natural features of the subject parcel and hoped some of the existing features could be preserved.
- Wildlife habitat destruction is of concern, hopeful preserved and/or additional tree mitigation areas would positively benefit existing wildlife.

See attached exhibits for reference and fulfillment of the Neighborhood Meeting Report:

Exhibit A: Neighborhood Meeting Attendance List

Exhibit B: Rocky River Community Meeting Notice

Exhibit C: Property Owners List

Exhibit D: Organizations List

Exhibit E Proposed Concept Plan

Attendance List: RZP 2021-089



NCC203008 / REDWOOD ROCKY RIVER_Charlotte_NC

First Name	Last Name	Email Address	Phone
Jacqueline	Tyes	jaccityes1@gmail.com	718-809-2495
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Whitney	Golden	whitneygolden1985@gmail.com	
Charles	Smith	csmith6372@yahoo.com	
Zachary	Smith	zachsmithfinance@yahoo.com	
Anne	Brown	aebrown.cpa@gmail.com	
Joe	Much	jmucheru@gmail.com	
Edys	Cuellar	edyspainting@yahoo.com	
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Shamarrie	Wilson	shamwilson25@gmail.com	
LaToya	White	LaToya.White@charlottenc.gov	
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Miranda	Moore	askiservicesus@gmail.com	
Jay	Oakley	j_oakley_20@hotmail.com	
Marcus	Hart	hartmg519@gmail.com	
Takio and Joseph	Evans	takioevans@yahoo.com	
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Georgina	Fiorentino	morena47@hotmail.com	

Exhibit A, continued

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Christina	Pecca	cmpecca@gmail.com
Hood Family	Hood Family	hoodfamily09@hotmail.com
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Rev. Phanta	Lansden	plansden@gmail.com

Exhibit A, continued

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Patricia	Campbell	plcampbell11@yahoo.com
Vernetta	Mitchell	charlotte.fenco@gmail.com
Tammy	Goode	tfgoode1@gmail.com
Emily Ladd	Not able to attend	e_ladd@hotmail.com
Mike Koshoshek	Not able to attend	mandmkosh@carolina.rr.com
Mao Lee	Not able to attend	maolee1217@gmail.com
Renee	Johnson	Renee.Johnson@charlottenc.gov

RE: Community Meeting for Proposed Redwood Neighborhood
Petitioner/Developer: Redwood Living, Inc.
Current Land Use: Vacant/Single-Family
Existing Zoning: R-3
Rezoning Requested: R8-MF

Date and Time of Meeting:***Wednesday, September 8th, 2021 at 6:30 p.m.*****Virtual Meeting RSVP:*****Please email ssingleton@bohlereng.com or call 980.272.3400 to provide your email address in order to receive a secure virtual meeting link. Please reference petition name Redwood Rocky River Road in your response.***

To whom it may concern,

The Charlotte Planning, Design and Development Department's records indicate that either you are a representative of a registered neighborhood organization or an owner of property that adjoins, is located across the street from, or is in close proximity to a site located at the corner of Rocky River Road and John Russell Rd with address of 3101 Rocky River Road in Charlotte. This site is being pursued by Redwood, USA, LLC for a low density, community development. Enclosed is a map showing the subject site in red. We are hosting a neighborhood meeting to share our plans, introduce our company, and answer any questions you may have. Additionally, in accordance with local and state orders in place to prevent the further spread of COVID-19, the meeting will be held virtually. *Please email ssingleton@bohlereng.com or call 980.272.3400 to provide your email address in order to receive a secure virtual meeting link by September 6th.*

Residents or property owners who expect they will be unable to access the virtual meeting are asked to email ssingleton@bohlereng.com or call 980.272.3400 to make alternative arrangements for receiving the presentation information.

Background and Summary of Request:

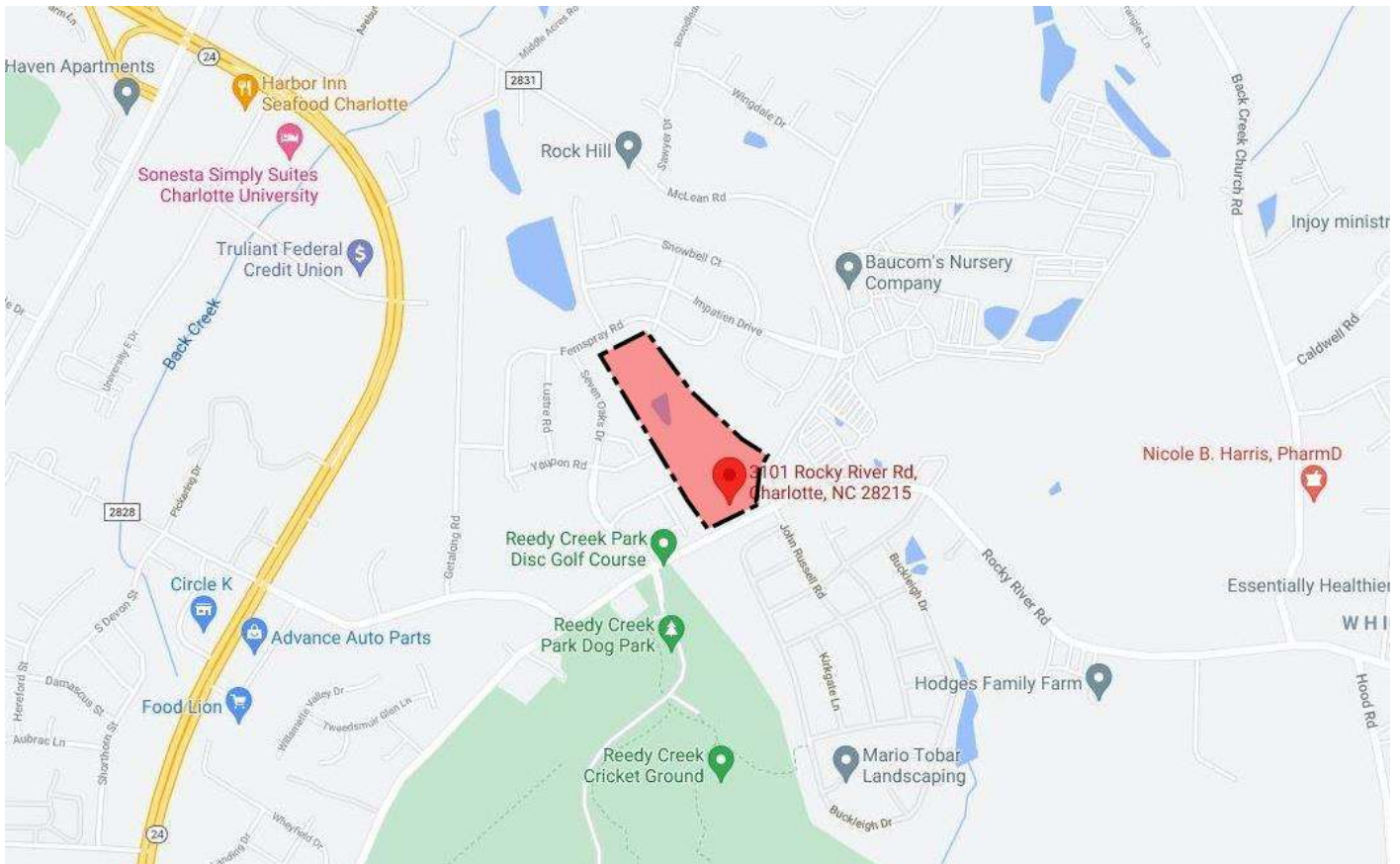
This Petition involves a request to rezone the ± 21.30-acre site from R-3 to R8-MF, to allow the development of a multi-family residential community composed of one-story buildings containing between three (3) and eight (8) dwellings per building.

The site plan associated with this rezoning petition proposes to develop the Site with up to 4 multi-family dwellings per acre in one-story buildings. Each dwelling will have a 2-car attached garage and 2 parking spaces, each provided in the driveway. Additional visitor parking will be provided on-site. Buffer areas will be provided around the perimeter of the Site abutting adjoining single-family homes. Tree save and natural areas will be preserved to the rear of the Site. Main entry into the Site will be from Rocky River Rd.

We hope you will consider joining us at this time.

Rad Schneider
Redwood Living, Inc.
RSchneider@byRedwood.com
216.360.9441

Site Location



cc: Councilwoman Reneé Johnson
Date Mailed: 8/23/2021

Exhibit C

PLEASE NOTE THERE ARE TWO MAILING LISTS YOU NEED TO USE. SEE BOTH TABS BELOW AND MAIL TO ALL

Invitation List: RZP 2021-089

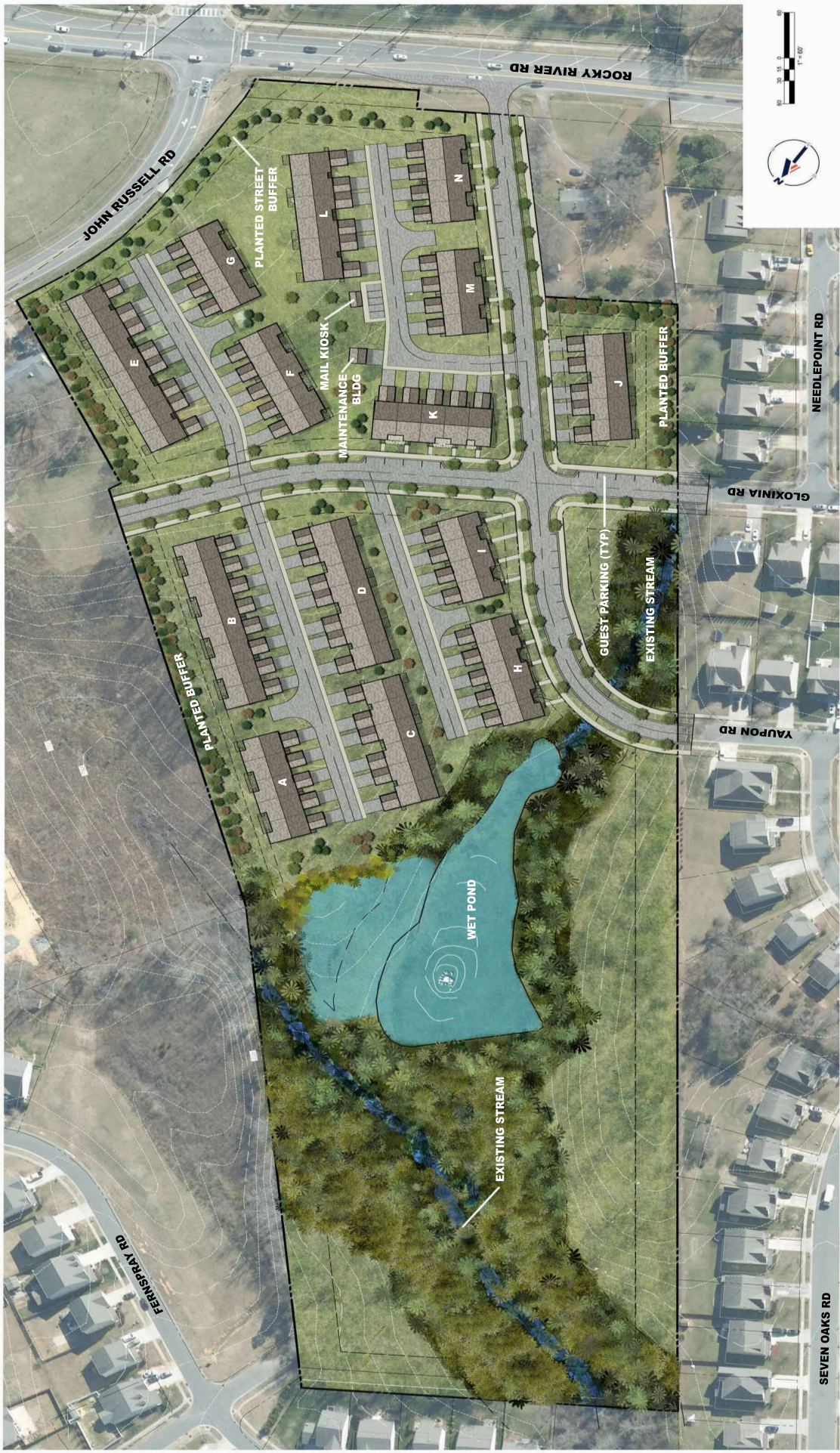
TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	CITY	STA	ZIPCODE
10503124	REDEEMING WORD MINISTRIES				4424 STEEPLETON WAY	CHARLOTTE	NC	28215
10503125	HEURTZ	DEBRA JEAN TEETER			1332 GUILDCREST LN	CHARLOTTE	NC	28213
10503126	HEURTZ	DEBRA JEAN TEETER			1332 GUILDCREST LN	CHARLOTTE	NC	28213
10503127	HEURTZ	DEBRA JEAN TEETER			1332 GUILDCREST LN	CHARLOTTE	NC	28213
10503128	BANNER	ROBERT E	JUDY M	BANNER	PO BOX 25467	CHARLOTTE	NC	28229
10503201	MCKOY	DONNA			1713 BLANDFORD DR	CHARLOTTE	NC	28213
10503202	ROSS	ANTHONY J	XENIA A	ROSS	9724 NEEDLEPOINT RD	CHARLOTTE	NC	28215
10503203	SMITH	FATIMAH			9720 NEEDLEPOINT RD	CHARLOTTE	NC	28215
10503204	HEMANT GAUR & SHAGUN GAUR				4204 TODDINGTON LN	MATTHEWS	NC	28105
10503205	JOLINE	WILFRIDE	LYVIE	ALVINZY	9712 NEEDLEPOINT RD	CHARLOTTE	NC	28215
10503206	HENDERSON	SARAH	CHADWICK	HENDERSON	9708 NEEDLEPOINT RD	CHARLOTTE	NC	28215
10503207	SEVEN OAKS MASTER HOMEOWNERS	ASSOCIATION INC			10020 JOHN RUSSELL RD	CHARLOTTE	NC	28213
10503211	HERNANDEZ	FREDIS B	DAYSJ MARLENE	SALVADOR	3015 SWEETSPIRE RD	CHARLOTTE	NC	28215
10503212	NHEK	VANDY DIM	SOKSAN	KHEAV	3019 SWEETSPIRE RD	CHARLOTTE	NC	28215
10503213	HARRIS	SAHEERAH			3028 GLOXINIA RD	CHARLOTTE	NC	28215
10503214	STANTON	MELVINA T			3024 GLOXINIA RD	CHARLOTTE	NC	28215
10503223	SARHEA	WOODIMU L	ALEMNESH F	DEGAGA	3021 GLOXINIA RD	CHARLOTTE	NC	28215
10503224	MENGESHA	ROZA TESFAYE	KASSAHUN SAHLEMEDHIN	HABTESLASEA	3025 GLOXINIA RD	CHARLOTTE	NC	28215
10503225	PMH HOLDINGS LLC				7096 KIDWELL LN	MATTHEWS	NC	28104
10503226	MEDINA	VICTORIA			3103 GLOXINIA RD	CHARLOTTE	NC	28215
10503227	LE	HUNG QUOC	LOAN PHI	NIE	3111 GLOXINIA DR	CHARLOTTE	NC	28215
10503228	CHAMBERS	CEDRIC	SHALONA K	CHAMBERS	1936 YAUPON RD	CHARLOTTE	NC	28215
10503229	DEAN	DONALD E	SABRINA J	DEAN	1930 YAUPON ROAD	CHARLOTTE	NC	28215
10503230	MACHUCA	EVELIN DEL CARMEN	JOSE TOMAS	RAMOS-ANDINO	1926 YAUPON RD	CHARLOTTE	NC	28215
10503231	AFEWORK	TSION	ASSEFA TEFERA	ADEM	1922 YAUPON RD	CHARLOTTE	NC	28215
10503232	JOHNSON	PATRICIA A			1918 YAUPON RD	CHARLOTTE	NC	28215
10503237	SEVEN OAKS MASTER HOMEOWNERS	ASSOCIATION INC			10020 JOHN RUSSELL RD	CHARLOTTE	NC	28213
10503245	YOUNG	DAVID N II	JESSICA	YOUNG	10012 FERNSPRAY RD	CHARLOTTE	NC	28215
10503252	CARINO-MUCHERU	VIVIAN	JOSEPH	MUCHERU	9820 FERNSPRAY RD	CHARLOTTE	NC	28215
10503253	BROWN	ANNE E	LAWRENCE J	BROWN	9814 FERNSPRAY RD	CHARLOTTE	NC	28215
10503254	VILLACIS	AGUSTIN F	MAROLA A	VILLACIS	9810 FERNSPRAY RD	CHARLOTTE	NC	28215
10503255	TINDLE	ISAAC A II			9806 FERNSPRAY RD	CHARLOTTE	NC	28215
10503256	KANDURI	LAKSHMINARESH			9802 FERNSPRAY RD	CHARLOTTE	NC	28215
10503258	MORANCHEL	SANTIAGO	VENTURA M	MORANCHEL	10032 SEVEN OAKS DR	CHARLOTTE	NC	28215
10503259	DELECIA	ALBERT B			1399 TROY AV	BROOKLYN	NY	11203
10503260	DULA	STEPHANIE P	JENNIFER LYNN	DULA	10024 SEVEN OAKS DR	CHARLOTTE	NC	28215
10503261	COLLINS	NATASHA			10020 SEVEN OAKS DR	CHARLOTTE	NC	28215
10503262	MC FARLAND	TONY M			10016 SEVEN OAKS DR	CHARLOTTE	NC	28215
10503263	JOSEPH	LAMONT J	MONIFA AYANA	DYE	10012 SEVEN OAKS DR	CHARLOTTE	NC	28215
10503264	GRAVES	JOHN E			10008 SEVEN OAKS DR	CHARLOTTE	NC	28215
10503265	KRALIK	JAMES S	DIANE R	KRALIK	10004 SEVEN OAKS DRIVE	CHARLOTTE	NC	28215
10503266	CORTEZ	SALOMON	MARIA I.	CORTEZ	10000 SEVEN OAKS DR	CHARLOTTE	NC	28215
10503267	MARTINEZ	DORIVAL	CLAUDIA Z	MARTINEZ	23005 POTOMAC HIL SQUARE	STERLING	VA	20166
10503268	PERRY	FREDERICK JR	CHRISTINA	DOOLEY	1903 GALARDIA RD	CHARLOTTE	NC	28215
10503269	GERGES	AWAD S	EIVON	ATIA	1907 GALARDIA RD	CHARLOTTE	NC	28215
10503270	FKH SFR PROPCO A LP			C/O FIRSTKEY HOMES LLC	1850 PARKWAY PL STE 900	MARIETTA	GA	30067
10503271	SMITH	AIYAH FAKKAS	SAMUEL ADAM	SMITH	1915 GALARDIA RD	CHARLOTTE	NC	28215
10503272	HART	MARCUS G			1919 GALARDIA RD	CHARLOTTE	NC	28215
10503273	GOODE	DANIEL L	TAMMY F	GOODE	1923 GALARDIA RD	CHARLOTTE	NC	28215
10503274	SEVEN OAKS MASTER HOMEOWNERS ASSOC				PO BOX 3340	FORT MILL	SC	29708
10503275	SEVEN OAKS MASTER HOMEOWNERS ASSOC				PO BOX 3340	FORT MILL	SC	29708
10503278	DESIERVI	JOSEPH JR			10017 SNOWBELL CT	CHARLOTTE	NC	28215
10503279	SEQUEIRA	NAVEEN J	JOYLIN	DSA	7549 HAW MEADOWS DR	KERNERSVILLE	NC	27284
10503280	HAGOOD	TYSHA D	KENNETH	HAGOOD	10107 SNOWBELL CT	CHARLOTTE	NC	28215
10503281	MARTINEZ	CRYSTAL CALI			10111 SNOWBELL CT	CHARLOTTE	NC	28215
10503282	SEVEN OAKS HOMEOWNERS ASSOCIATION I			C/O SUPERIOR ASSOCIATION MANAGEN	PO BOX 2427	HUNTERSVILLE	NC	28070
10503298	SEVEN OAKS MASTER HOMEOWNERS	ASSOCIATION INC			PO BOX 2427	HUNTERSVILLE	NC	28070
10503337	SMITH	ZACHARY	JACQUELINE N	TYES	9925 SEVEN OAKS DR	CHARLOTTE	NC	28215
10503338	GODDEN	KRISTOPHER P	JENNIFER A	TUTTLE	9931 SEVEN OAKS DR	CHARLOTTE	NC	28215
10503339	BOGER	DARYL V	KIMBERLY	WITHERSPOON	10005 SEVEN OAKS DR	CHARLOTTE	NC	28215
10503340	WILLIAMS	CLINTON	EVERLINE	WILLIAMS	10011 SEVEN OAKS DR	CHARLOTTE	NC	28215
10503341	KOSHOSHEK	MICHAEL PAUL	MARY KATHRYN	KOSHOSHEK	10015 SEVEN OAKS DR	CHARLOTTE	NC	28215
10503342	HOOD	MONICA S	TERRANCE L	HOOD	10019 SEVEN OAKS DR	CHARLOTTE	NC	28215
10503343	DAVIS	DEIRDRE	RAYNARD	DAVIS	10023 SEVEN OAKS DR	CHARLOTTE	NC	28110
10503344	AMH NC PROPERTIES LP				30601 AGOURA RD STE 200	AGOURA HILLS	CA	91301
10503345	WRIGHT	NIXON	GERALDINE	LARMOUTH	9706 FERNSPRAY RD	CHARLOTTE	NC	28215
10503362	SEVEN OAKS MASTER HOMEOWNERS	ASSOCIATION INC			10020 JOHN RUSSELL RD	CHARLOTTE	NC	28213
10503645	JETER	LINDSAY	LEWIS	JETER JR	1715 LOROPETALUM RD	CHARLOTTE	NC	28215
10503646	SHAH	BHUMI D	BRANDON J	MYERS	1719 LOROPETALUM RD	CHARLOTTE	NC	28215
10503647	ROSE	SHARON M			9811 FERNSPRAY RD	CHARLOTTE	NC	28215
10503648	MCPHAUL	RICHARD	KISHYA	MCPHAUL	9815 FERNSPRAY RD	CHARLOTTE	NC	28215
10503649	CAPERS	BERNADETTE G			9818 FERNSPRAY RD	CHARLOTTE	NC	28215

Exhibit C, continued

10503650	SMITH	FOREST L	BEATRICE J	SMITH	9823 FERNSPRAY RD	CHARLOTTE	NC	28215
10503651	GRIPPER	SANDRA H			9827 FERNSPRAY RD	CHARLOTTE	NC	28215
10503652	LANEY	KATINA LOUISE			2442 IMPATIENT DR	CHARLOTTE	NC	28215
10503653	BIAS	TOI J	JATASHA	BIAS	2436 IMPATIENT DR	CHARLOTTE	NC	28215
10503654	HAMID	RAIAD A			2432 IMPATIENT DR	CHARLOTTE	NC	28215
10503655	DAVIDSON	WENDY S	FERNANDO E	DAVIDSON	2428 IMPATIENT DR	CHARLOTTE	NC	28215
10503656	ARUTYUNYAN	VADIM	SVETLANA	ARUTYUNYAN	2424 IMPATIENT DR	CHARLOTTE	NC	28215
10503660	MCAULEY	CHARLES E	ALMA H	MCAULEY	9903 FERNSPRAY RD	CHARLOTTE	NC	28215
10503661	AMH NC PROPERTIES LP				30601 AGOURA RD STE 200	AGOURA HILLS	CA	91301
10503662	LINTON	LAFLAVIA D			9911 FERNSPRAY RD	CHARLOTTE	NC	28215
10503663	CUELLAR	EDYS ONEYDA	EDGAR YOVANNY CUELLAR	MOLINA	9915 FERNSPRAY RD	CHARLOTTE	NC	28215
10503664	FLOYD	DORIS J			9919 FERNSPRAY RD	CHARLOTTE	NC	28215
10503665	HARRIS	KIMBERLY M			10015 FERNSPRAY RD	CHARLOTTE	NC	28215
10503671	NGUYEN	DAO T	JONATHAN M	VANG	2512 IMPATIENT DR	CHARLOTTE	NC	28215
10503672	RENFROW	DIANE			2506 IMPATIENT DR	CHARLOTTE	NC	28215
10503673	SEVEN OAKS MASTER HOMEOWNERS ASSOC			C/O KUESTER MANAGEMENT	PO BOX 3340	FORT MILL	SC	29708
10503682	SEVEN OAKS HOMEOWNERS ASSOCIATION I			C/O SUPERIOR ASSOCIATION MANAGEN	PO BOX 2427	HUNTERSVILLE	NC	28070
10505203	BAUCOM REAL ESTATE LIMITED	PARTNERSHIP			PO BOX 560008	CHARLOTTE	NC	28256
10506106	MARANATHA BAPTIST CHURCH	(TRUSTEES)			3028 ROCKY RIVER RD	CHARLOTTE	NC	28213
10506201	BUCKLEIGH HOMEOWNERS	ASSOCIATION INC		C/O HAWTHORNE MANAGEMENT	PO BOX 11906	CHARLOTTE	NC	28220
10506202	REYES	MIGUEL A	LOURDES	REYES	9620 JOHN RUSSELL RD	CHARLOTTE	NC	28215
10506203	TRYBOSKI	DIANE E			9616 JOHN RUSSELL RD	CHARLOTTE	NC	28215
10506524	KASONGO	ONYA M			3113 BUCKLEIGH DR	CHARLOTTE	NC	28215
10506525	NATIVI	MARIO LARIN	ANA LORENA	SANCHEZ	3117 BUCKLEIGH DR	CHARLOTTE	NC	28215
10506526	BUCKLEIGH HOMEOWNERS	ASSOCIATION INC		C/O HAWTHORNE MANAGEMENT	PO BOX 11906	CHARLOTTE	NC	28220
10506527	BUI	HANG THU	AN HONG	LE	3142 BUCKLEIGH DR	CHARLOTTE	NC	28215
10506528	TRANS AM SFE II LLC				5001 PLAZA ON THE LAKE STE 2	AUSTIN	TX	78746
10506529	DOAN	DUN HUU	CHAU MY	SAM	3134 BUCKLEIGH DR	CHARLOTTE	NC	28215
10506530	ORELLANA	GUSTAVO A	OLGA	BLANCO	3130 BUCKLEIGH DR	CHARLOTTE	NC	28215
10506531	MATTHEWS	MALCOM R SR	DENISE	MATTHEWS	3126 BUCKLEIGH DR	CHARLOTTE	NC	28215
10506532	MAPP-LONG	TINA RENEE			3118 BUCKLEIGH DR	CHARLOTTE	NC	28215

Exhibit D

2021-089	ORGANIZATION_NAME	FIRST_NAME	LAST_NAME	STREET_ADDRESS	CITY	STATE	ZIP
2021-089	Back Creek Downs Homeowners Association	Oscar	Agurs	3432 Wrangler Lane	Charlotte	NC	28213
2021-089	Buckleigh	Jannette	Webb- Barnett	4718 Mortonhall Rd	Charlotte	NC	28215
2021-089	College Downs Community Association	Sylvia L.	Nance	1928 Bonnie Ln	Charlotte	NC	28213
2021-089	Glen Laurel	Cynthia	Meadows	3024 Willamette Valley Dr	Charlotte	NC	28215
2021-089	Loren Farms	Shannon	Homesley	2528 Wingdale Drive	Charlotte	NC	28213
2021-089	Mcgregor Downs	Robin	Harris	2415 McLean Rd	Charlotte	NC	28213
2021-089	Neighbors Bordering Celanese	Demetra	Dunlop	1806 Rocky River Rd	Charlotte	NC	28213
2021-089	Reserve at Back Creek HOA	Regina	Solomon	12318 Scott Creek Drive	Charlotte	NC	28213
2021-089	Rocky River/Back Creek	Tom	Kelley	4429 Back Creek Church Rd	Charlotte	NC	28213
2021-089	Seven Oaks	Angela	Browder	2614 Impatien Drive	Charlotte	NC	28215
2021-089	Seven Oaks Community Group	Miranda	Moore	1914 Yaupon Road	Charlotte	NC	28215
2021-089	Seven Oaks Neighborhood	Rodney W,	Moore	1914 Yaupon Rd	Charlotte	NC	28215
2021-089	The Reserve at Backcreek HOA	Regina	Solomon	12318 Scott Creek Drive	Charlotte	NC	28213
2021-089	Vera Jones Neighborhood Association	Brian	Nelson	9421 Vera Jones Lane	Charlotte	NC	28213



ROCKY RIVER ROAD | ILLUSTRATIVE SITE PLAN | APRIL 09

BOHLER

Redwood
APARTMENT NEIGHBORHOODS